



Stephanie Rawlings-Blake
Mayor

PLANNING COMMISSION

Wilbur E. "Bill" Cunningham, Chairman

STAFF REPORT



Thomas J. Stosur
Director

August 29, 2013

REQUEST: Major Subdivision Final Plans/3102-10 Hudson Street

RECOMMENDATION: Approval

STAFF: Natasha Becker

PETITIONER: Irene & Agatha Bolewicki

OWNER: Same

SITE/GENERAL AREA

Site Conditions: The subject site corresponds to Lots 53/55 and 56 of Block 1871 and total 4,500 square feet in size, zoned R-8. The property is currently improved with a single-story garage structure fronting on Hudson Street.

General Area: The Canton community of Southeast Baltimore is characterized by row house residential development, with mixed-use commercial corridors centered along Boston and O'Donnell Streets. The area enjoys close proximity to the waterfront and I-95 and 895, and is well served by public transit (bus service). In the future, it will also be served by light rail via the MTA's proposed new Red Line route.

HISTORY

There have been no past Planning Commission actions concerning the subject sites.

ANALYSIS

The request is to consolidate the two properties known as 3102 and 3110 Hudson Street and to resubdivide into four parcels for new townhouse development. The subject site is 4,500 square feet in size, zoned R-8. It is currently improved with a single-story garage structure fronting on Hudson Street. This building will be demolished to allow for the development. Existing curb cuts on Hudson Street will be removed, allowing for more on-street parking. The new town homes are to be three-stories in height with a partial fourth floor providing deck access. They will also feature rear-loading garages accessed from an existing alley.

In its consideration of the current request, staff has reviewed the following:

- Site Plan: The Site Plan Review Committee reviewed the proposal and had limited comments other than to replace proposed planters with actual street trees.

- Elevations: Elevations show three-story brick front homes with pitched roofs concealing their rear deck access.
- Zoning Regulations: The BMZA approved variances associated with this project on April 16, 2013 per Appeal No. 2013-86.
- Subdivision Regulations: The project is fully compliant with Baltimore City's Subdivision Regulations. Preliminary Plans have been commented upon by all relevant agencies, and Final Plans submitted that address those comments.

The Canton Community Association has been notified of this action.



Thomas J. Stosur
Director